

## Costco

Cori Castro <[REDACTED]>

Mon 10/21/2019 12:28 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I have lived in San Rafael for 19 years now.

I just bought a home in Terra Linda in June specifically to get out of central San Rafael traffic.

Imagine my dismay when I heard about this possible Big Box Store being considered in my beautiful new neighborhood!

I am adamantly opposed to this behemoth and the traffic that comes with it.

I vote in EVERY election and so do my friends and relatives who are ALL opposed to this Costco idea at Northgate Mall.

See you at the meeting tomorrow.

Cori Castro

## COSTCO

Robert Huntsberry <[REDACTED]>

Mon 10/21/2019 1:02 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; Mike Debrot VP <[REDACTED]> Steve Stafford <Steve.Stafford@cityofsanrafael.org>

Cc: Peter Nixdorff <p[REDACTED]>

Dear Raffi & Steve,

I attended the public presentation at the Food Court of The Northgate Shopping Mall a couple of weeks ago and met Mike Dobrota V.P. Of Northwest Atlantic, one of the Developers. I asked him for a copy of the plans which he nicely sent to me.

I have talked to many citizens of San Rafael and they think that the proposal is too big and especially do not want a Gas Station. I concur that the location does not need a sixth Gas Station! There are Five Stations at the North end of Northgate. One is going to be eliminated with the Approved Housing development at the Sheraton. One (The Chevron Station) is opting for a major remodel. The center was developed for retail stores and restaurants, Gas Stations! I like the prices at COSTCO, but not located at Northgate. If they have to have one, perhaps they could buy one of the five, but not at Northgate. They don't have one in Novato.

The other major item is the "foot print" of COSTCO. It is almost double the existing Sears Store. In San Francisco the retail store is located on the second floor, with Basement, Second & Third Floor Parking. Sears sold much of the same dry goods (such as clothes, TV,s computers and furniture). The only thing they didn't sell was food items. WHY NOT SPLIT UP THE COSTCO INTO TWO FLOORS? That would provide more Parking at Ground Level, better for Costco customers (more convenient) and much the same as Sears during it's Heyday.

Locate deliveries in the basement, like Sears. Parking on the Third Floor.

The other thing that would help is to relocate the Tire Store onto the same site as the existing one at the corner of Northgate and Las Gallinas Ave. or In the shopping center where Michaels is located. The existing tire store lease is not being renewed.

THE MAIN THING IS TO REDUCE THE FOOTPRINT! We want a Costco, but not with such a big footprint. It is a small Shopping Center.

Thank you for your consideration.

Robert Huntsberry  
Past Chairman and Board Member of Design Review Board for 25 Years

Sent from my iPad



October 18, 2019

Design Review Board  
City of San Rafael  
1400 Fifth Avenue  
San Rafael, CA 94901

**RE: Costco Conceptual Plan**

Honorable Board Members,  
Sustainable San Rafael has looked at the early conceptual plans for Costco at the Northgate Mall. Clearly, the idea of having a Costco in Terra Linda has major implications for both the immediate area and the entire city. The new store is a major effort to revive a declining commercial area and improve the City's tax base. Given the significant impacts of the proposed project, taking the time and effort to study a range of intended and unintended aspects is crucial.

The challenge is how to translate the proposed big box store into a project compatible with existing and future development, including residential. The current design separates Costco from the rest of the mall by an internal road. It appears to turn its back on the other stores rather than work with them.

One possibility would be to rotate the proposed Costco by 90 degrees (counterclockwise) and shift the building east towards Las Gallinas Avenue and north along the east wall of the theaters. This could open up the southwest corner of the site for the residential possibility called for in the General Plan. Such a reorientation would also place the main Costco entry adjacent to the current food court mall entry, restoring retail synergy with mall retailers while retaining a strong visual identity for Costco.

By moving the mass of the Costco anchor somewhat closer to the Macy's anchor in this manner, the overall visual sense of the mall would be strengthened and its 'center of gravity' shifted towards Las Gallinas. Importantly, Costco traffic would also shift towards Las Gallinas and closer to the freeway, allowing a more residential character along Northgate Drive. The south mall entry could also be reopened, for easy pedestrian flow between the new residential parcel and the mall.

We believe the City needs to require a master planning process of the entire mall property to explore such ways in which a store of the size and nature proposed might best contribute to the mixed-use development of Northgate Center and the long-range vitality of San Rafael's economy. Corporate vision often favors short-term gains. Community vision needs to be long-term.

Thank you for your thoughtful consideration.

Sincerely,

Jerry Belletto,  
Sustainable San Rafael Board Secretary



## Northgate/Costco

Rob Deering <[REDACTED]>

Fri 10/18/2019 2:37 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident of Terra Linda and an active voter in local elections. I am writing to express my opposition to the proposed Costco Wholesale plans at Northgate.

I moved to Terra Linda approximately 8 years ago; however, I am a San Rafael native. My wife and I moved to Terra Linda to start a family. We now have a six year old son and four year old daughter. When we moved to Terra Linda in 2012, it was a sleepy community with an aging population and homes in various states of disrepair. In the years since, we have seen the community transform, with younger families moving in, motivated neighbors fixing up their homes and a real spirit of community gradually but consistently building.

In my opinion, the addition of a Costco to Northgate would be a major step in the wrong direction. Northgate presents an opportunity to boost the community's existing momentum into a bright and close-knit future. In addition to the very real issues associated with traffic, lack of ingress and egress, and the obvious hazards of a massive gas station, there is also the community impact. Foregoing an opportunity to provide families with a unique, town-center atmosphere would be a disservice to the people that have worked hard to revitalize this part of San Rafael. More than that, however, it would threaten local business in an economy that is historically tough for retailers. While Costco will claim that it will bring traffic to the mall and will therefore benefit smaller retailers, one need look no further than Vintage Oaks to see that is not the case. With Costco comes more national retailers and discount warehouses.

Respectfully, adding a Costco to Northgate is inconsistent with our quality of life, inconsistent with the future of small business in our community, and completely contrary to the North San Rafael Vision. This is a truly unique opportunity and I am disheartened by the fact that Costco is driving the conversation. I am strongly opposed.

Thank you for your consideration of the foregoing.

-Rob

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**ROBERT DEERING**  
PARTNER  
**J SUPPLE LAW**  
A Professional Corporation

[REDACTED]  
[REDACTED]  
[REDACTED]  
EMAIL: [REDACTED]  
[WWW.JSUPPLELAW.COM](http://WWW.JSUPPLELAW.COM)

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(No subject)

Jack Penix <[REDACTED]>

Fri 10/18/2019 2:24 PM

To: Gary Phillips <Gary.Phillips@cityofsanrafael.org>

Cc: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear

Mayor Phillips:

I

am a resident and voter of Terra Linda and an owner at Quail Hill Townhomes. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns, but for brevity I am going to list just a few:

No plans for improvements to Hwy  
101 freeway on/off ramps—already some of the worst in the county

Entrances to the parking structure are at residential intersections (opposite Nova Albion and Thorndale Drive and El Faisan Drive)

Noise from the 30-pump gas station (open 5 a.m. to 10:00 p.m.) with spaces to queue an additional 42 cars waiting for pumps

Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store hours 9 a.m to 8:30/6 p.m wknds.) Noise from garbage trucks, fuel deliveries, service trucks

Gas station is within 100 yards of the neighborhood's most vulnerable ill and elderly residents at Alma

Via

High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection

Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection

Low price competition will cannibalize trade from existing stores and businesses.

Respectfully,  
Jack Penix

  
San Rafael CA 94903

## YES FOR COSTCO

Dennis, Jim <J[REDACTED]>

Fri 10/18/2019 2:14 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am emailing you to express that I think the Coscto should be approved at the old Sears location. The property is zoned for retail big box and this is exactly what that mall needs. The old Sears Store which used to be very busy not only had a automotive shop it also had a gas station that our family frequented as it typically was the cheapest gas in the area. The four stations at Gallinas Del Presidion have been gouging their customers for literally 50 years! The property is zoned and has been zoned for 50 years for the big box use in its entirety including tire and gas sales. Our family still has a home in Terra Linda and can't wait for Coscto to come. VOTE TO APPROVE COSTCO!

Jim Dennis



## Costco

Francis Brooks [REDACTED]

Fri 10/18/2019 2:13 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I

am a resident and voter of Terra Linda and an owner at Quail Hill Townhomes. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns, but for brevity I am going to list just a few:

No plans for improvements to Hwy 101 freeway on/off ramps—already some of the worst in the county

Entrances to the parking structure are at residential intersections (opposite Nova Albion and Thorndale Drive and El Faisan Drive)

Noise from the 30-pump gas station (open 5 a.m. to 10:00 p.m.) with spaces to queue an additional 42 cars waiting for pumps

Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store hours 9 a.m to 8:30/6 p.m wknds.)Noise from garbage trucks, fuel deliveries, service trucks

Gas station is within 100 yards of the neighborhood's most vulnerable ill and elderly residents at Alma Via


High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection

Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection



Low price competition will cannibalize trade from existing stores and businesses.

Respectfully,  
Francis Brooks

  
San Rafael CA 94903

To: San Rafael Design Review Board, San Rafael, CA

From: Keith Granger,

- Northgate Area Resident 25 Years
  - Eichler/Modernist Devotee
  - Costco Member/Occasional Shopper
- ██████████, San Rafael, CA

RE: Costco's Plans for Northgate

Dear Design Review Board Members,

I attended the open house and HOA meetings held by Costco and the developer of Northgate, as well as the recent SR Planning Commission hearing. I live in an area that will be greatly affected by the development and stand with my community of neighbors that oppose their current plan.

With regard to design...

- I actually do not object to the stark modern shapes and textures they propose, I just wish them to be HALF of the proposed size and scale of operation! ONE layer of rooftop parking with a high parapet and solar panels overhead would not be objectionable.
- They should be confined to the footprint of the original Sears building and garden center, and be allowed to stretch across that access road that separates them now for a contiguous space. If that road were to disappear, Costco could have an opening on to the common area and be part of the Mall. The common area could be all pedestrian.
- If the gas station can be excluded it makes so many other things possible. I'm optimistic the gas station will not be approved for environmental reasons. The surrounding areas as planned do not seem very walkable. Too many ramps and access roads, barriers, etc.
- I actually wish they could use the Sears building and rebrand it. I heard there are structural issues regarding the second floor, however the shell is very elegant and I wish it could be saved. The original proportions of the building and surrounding mall area were well thought out I think for the 1950's. Even if larger than permitted today, they just seemed to work, and we are used to them.
- Not sure what your mandate is regarding the interior and usability of such places, however as a public space it's just too big and unhuman. I do not want to be part of a machine, parking inside, traveling on escalators with carts, walking a mile for salmon!

Thank you for your time and service to the City of San Rafael.

Keith Granger, October 18<sup>th</sup> 2019



## No mega gas station!!

Sun 10/20/2019 6:25 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email [or letter] is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns, but for brevity I am going to list my top three concerns, we don't want or need a mega gas station, it takes away from the atmosphere of the neighborhood and will add traffic.

I have lived in San Rafael 43 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only I but all my friends and relatives in neighboring Marin communities are totally opposed to Costco Wholesale at Northgate.

1. Take into account the overall quality of life in our community and do the right thing!

Consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Candice Arrow

Sent from my iPhone

## Planning meeting 10/22

Lee FitzGerald <[REDACTED]>

Sun 10/20/2019 2:25 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To the planning commissioners and design review board -

As a 31 year resident of Terra Linda, I urge you NOT to move forward a proposal by Costco Wholesale to redevelop the acreage under and around the existing Sears buildings at Northgate Mall.

An enormous gas station will subject the area residents to a marked increase in pollution.

Untold hundreds if not thousands of cars will jam the 101 off ramp daily as well as the feeder streets in and around the mall, adding to the pollution and increasing road rage.

In addition, please consider that we residents will no longer be able to make a left hand turn out of our banks, the dialysis center, or either of the malls.

I urge you not to sacrifice the health and well-being of north San Rafael for the almighty dollar.

If Costco is deemed as "needed " I suggest they consider the vacant Orchard Supply Hardware site or a site out by Home Depot.

I support developing the Sears site with affordable housing for our sons, daughters, medical assistants, retail clerks and teaching staff.

NO to Costco or any behemoth, in Terra Linda. It does not fit what the residents wanted as outlined in the 2010 general plan.

Sincerely,

Lee FitzGerald

[REDACTED]  
San Rafael

Sent from my iPhone



**Associated Constituent****Annika Osborn**

C-1047948, added on September 10th, 2018 at 4:52 PM

**Phone Numbers:** +1 [REDACTED]**Email Addresses:** [REDACTED]**Locations:** None**Conversation:****First Name:** Annika**Last Name:** Osborn**Email Address:** [REDACTED]**Phone Number:** 4 [REDACTED]**Subject:** Say "No" to Costco

**Message:** For the reasons below, please do not allow Costco in San Rafael: 1. Supporting and installing gas stations when SR has a goal of reducing carbon emissions doesn't make sense....yes to EV charging; 2. The amount of excessive plastics surrounding Costco products is shameful...make them reduce plastics by 50% 3. A big box store like Costco will ultimately ruin a residential neighborhood like Terra Linda...the traffic congestion, the greenhouse gas emissions from idling, and the aesthetics. Instead, can we focus on funding a year round covered farmer's market? This sustainable project solves all three of the issues above, reducing greenhouse gas emissions and boosting sustainable farming...in sum, let's avoid adding to the climate crisis and work for a better world for future generations.

Inbound form submission from Annika Osborn to Contact Community Development on October 16th, 2019 at 11:34 AM

Thank you for your message. We value your input and strive to respond to any questions or concerns within 2 business days. Thank you, City of San Rafael

Automated message sent to Annika Osborn via Community Development on October 16th, 2019 at 11:34 AM

## Costco no go

ELLEN LEE <[REDACTED]>

Tue 10/22/2019 3:16 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am a resident of Terra Linda, tax payer, voter, & parent. I am opposed to Costco moving into our neighborhood.

The traffic, environmental impact (emissions), street safety of our children & 20 pump gas station are a recipe for disaster for the neighborhood.

It is not a good fit for Northgate. With the Novato Costco about 15min from our home, the Northgate location makes absolutely no sense!

If Costco could consider a more industrial area like where Target & Home Depot, I could support that plan.

This location makes no sense! Please save our neighborhood from long term destruction.

- Ellen Lee

[REDACTED]  
San Rafael, CA 94903

PS I would prefer affordable housing.



## Public Comment for Design Review Board regarding Costco Proposal

Ken Dickinson <[REDACTED]>

Tue 10/22/2019 2:54 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

October 22, 2019

To the members of the Design Review Board:

Your Staff Report describes the Sears building at 9000 Northgate drive, with an Assessor's Parcel Number of 175-060-40 as the place where the new Costco Wholesale would be built. This is a 10.4 acre site at the southern end of Northgate mall. The site bisects the mall and separates itself from the rest of the mall at the point where the Sears building connects to the mall. The remainder of the mall is some 30 plus acres under a collection of APN numbers

The project is described by Merlone Geier Partners as a "one to one replacement" for the former Sears building which also includes the Tire Center and Catalog Center that anchored the mall for years.

But when you look more closely at 9000 Northgate Drive, it is not exactly a "one to one replacement". A Costco for a Sears! yes but the Costco will be three times the size; a tire center for a tire center!, yes; a 30-pump mega gas station for a catalog center! I don't think so!

Costco's proposed footprint of 150,000 square feet is typically hosted on a 15 acre plus site. The project is being shoehorned into a 10.4-acre site which also must accommodate additional square footage for the fuel station.

The sheer size, scale and height of the design would put it out of proportion with the existing community. And with three levels of parking to be placed on top of the Costco warehouse the applicant is laying a cuckoo egg in our Northgate mall nest. If built, the entire proposal would be a disharmonious and unpleasant eyesore at the southern end of the mall.

It seems that this proposal would balkanize the mall, chopping off the southern part completely by putting a roadway between Costco Wholesale and the mall with no obvious pedestrian access or circulation. You have to think that this makes the site prime for a possible sale of the land to Costco Wholesale who are well known for wanting to own the land they build on when moving into a neighborhood.

Thank you for your attention to this important matter.  
Ken Dickinson

[REDACTED]  
San Rafael, CA 94903

415-[REDACTED], [REDACTED]m



## Costco - Terra Linda

Adrienne Giotta <[REDACTED]>

Tue 10/22/2019 7:58 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

1. I am a resident and voter of Terra Linda [or San Rafael or Marin County]. The purpose of this email [or letter] is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns:

- a. Traffic Congestion
- b. Home - Property Values.. Does not belong in or near a neighborhood setting
- c. Safety Concerns w/large trucks and air quality.
- d. 30 pump gas station. This means the developers are expecting a lot of vehicles coming into the Terra Linda area.

Would you like this in your neighborhood?

Take into account the overall quality of life in our community and do the right thing!

Sincerely,

Adrienne Giotta  
[REDACTED]

Sent from my iPad